# FRENCHTOWN CHARTER TOWNSHIP PLANNING COMMISSION MEETING

May 19, 2022

The meeting was held both in person and via Zoom and was called to order at 7:00 P.M.

Roll call: Paul Thoma Dennis Staelgraeve Hillary Venier

Fred Calkins Don Abrams Chris Collins Brian Dotson

Absent:

Also present: Mark Mathe, Mannik & Smith Group, Township Engineer Representative

Mario Ortega, McKenna Associates, Township Planning Consultant Cindy Allor, acting Planning Commission Recording Secretary

Leo Soave, Applicant

1 interested citizen

0 interested citizens via ZOOM

A quorum being present, Chairman Paul Thoma called the meeting to order at 7:00P.M. This meeting was held under the Open Meetings Act.

All those present were requested by Chairperson Thoma to rise and recite the Pledge of Allegiance.

# Item No. 1 Agenda Approval.

#### Motion

Moved By: Hillary Venier Supported By: Don Abrams MUC

A motion was made to approve the agenda as amended to remove Minutes approval from May 5, 2022.

## Item No. 2 Minutes of April 7, 2022, Meeting.

## Motion

Moved By: Hillary Venier Supported By: Fred Calkins MUC

A motion was made to approve the minutes for the April 7, 2022, Planning Commission meeting as presented.

# Item No. 3 Minutes of April 21, 2022, Meeting.

# **Motion**

Moved By: Hillary Venier Supported By: Fred Calkins MUC

A motion was made to approve the minutes for the April 21, 2022, Planning Commission meeting as presented.

Chairperson Thoma requested Board Trustee report from Mr. Collins at the top of the meeting as he felt this was important and wanted it heard at the top of the meeting. Questions and discussion took place concerning the Township recently bringing on new Planner. Mr. Collins answered questions, provided information he was able to and suggested revisiting the topic when more specifics are known.

<u>Item No. 4 REZONING</u> Leo Soave regarding Parcel ID# 07-317- 002-13, being 17.55 acres more or less, and which is more commonly known as vacant Mall Road property located west of N. Telegraph Road to R3B Multiple Family Residential. The property is currently zoned C-2, General Commercial pursuant to a conditional zoning agreement.

Chairperson Thoma read the request and asked Mr. Soave if he had anything further to add. Mr. Soave stated he thinks this will be a good thing.

Mario Ortega, McKenna Associates, Township Planner, presented Planner's report dated May 11,2022. Mr. Ortega recommended that the Planning Commission recommend to the Township Board that it grant the proposed request.

Mark Mathe, Mannik Smith Group, Township Engineer, presented Engineer's report dated May 12, 2022. Mr. Mathe stated the property has planned utilities had he no objections to the proposed request.

#### Motion

Moved By: Dennis Staelgraeve Supported By: Hillary Venier MUC

A motion to accept and place on file the following correspondence:

- Mario Ortega, McKenna Associates, dated May 11,2022.
- Mathe Mathe, Mannik Smith Group of Michigan, May 12, 2022.
- Legal Notice-publication date May 5, 2022.
- Affidavit of Mailing dated May 3, 2022, of which 40 property owners/residents were notified.
- Submittal Documents.

# **Motion**

Moved By: Dennis Staelgraeve Supported By: Don Abrams MUC

A motion was made to open public comment at 7:45 P.M.

Ms. Autumn Barnett resident living in Arbor Creek subdivision spoke regarding her concerns with the proposed request. She stated there is already so much thru traffic from people that do not reside in the subdivision. She also had concerns that the proposed site may be a wetland and would displace wildlife.

The Board heard and addressed Ms. Barnett's concerns.

The Board also let Ms. Barnett know that if the project moves forward another public notice would not be sent out and that meetings are the third (3) Thursday of each month.

# **Motion**

Moved By: Dennis Staelgraeve Supported By: Don Abrams MUC

A motion was made to close public comment at 7:56 P.M.

The Commission reviewed.

Board members stated the proposed project is compliant with the Frenchtown Master Plan.

## **Motion**

Moved By: Dennis Staelgraeve Supported By: Brian Dotson MUC

A motion to recommend to the Township Board, approval of the Rezoning of Parcel # 07-317-002-13 located west of N Telegraph Road to R 3 B Multiple Family Residential. The property is currently zoned C-2, General Commercial pursuant to a conditional zoning agreement.

Roll Call: Thoma-Yes Staelgraeve-Yes Venier-Yes

Dotson-Yes Calkins-Yes Abrams-Yes

Abrams-Yes

7-Yes Votes, 0 No Votes MUC

## Item No. 5 Old Business.

Board members discussed Mr. Mike's Pools property site and compliance issues.

Mr. Thoma inquired if the new sign at National Storage on N. Monroe seemed larger, and if a permit was issued.

Board members inquired about the status of the new Humane Society site.

Mr. Collins offered to follow up on these items.

## Item No. 6 New Business.

There were no citizens remaining to open the floor for questions, comments, or concerns to the Planning Commission.

## Item No. 7 Administrative Reviews Update.

- ZBA Report from Fred Calkins, Planning Commission Liaison
- Planning Commission June Agenda and report from Paul Thoma, Planning Commission Chair

## Item No. 8 Adjournment.

#### Motion

Moved By: Dennis Staelgraeve Supported By: Don Abrams MUC

A motion was made to adjourn the meeting at 8:23 P.M.